LOT 1
DUNES OF AMELIA PHASE 2
PBK 8/280

PALMER BARBARA W/PALMER FRANK E
2867 TURTLE SHORES DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0001-0000

BUILDING CHARACTERISTICS

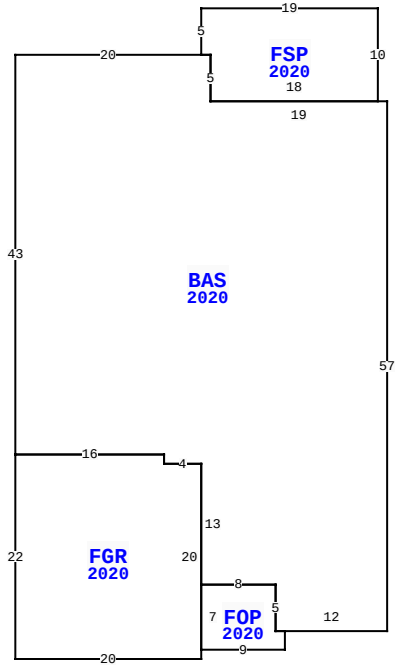
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	307,289
FGR	436	55	240	37,456
FOP	58	30	17	2,653
FSP	185	40	74	11,548
TOTALS	2,648		2,300	358,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,300	126.1113	157.64	362,572	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1969 HX Base Yr



2867 TURTLE SHORES DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		358,946
TOTAL MARKET OB/XF VALUE		6,455
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		515,401
SOH/AGL Deduction		52,640
ASSESSED VALUE		462,761
TOTAL EXEMPTION VALUE	13	462,761
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		515,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190655	NEW CONSTR	266,354	12/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2386/1089	8/18/2020	WD	Q	I	01	384,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: PALMER WYMAN R & BA						
2262/0433	3/14/2019	SW	Q	V	05	516,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W19 S5 BAS=[YR=2020] W20 S43 FGR=[YR=2020] S22 E20 N1 FOP=[YR=2020] E9 N2 W1 N5 W8 S7 $ N20 W4 N1 W16 $ E16 S1 E4 S13 E8 S5 E12 N57 W19 N5 W1 $ E1 S5 E18 N10 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	652.00	SF	10.00	10.00	100	2020	2020	3	99	6,455	

LAND DESCRIPTION

TOTAL OB/XF 6,455

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 11/24/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS